

BY COUNCILMEMBER MARY NORWOOD

**ESTABLISHING A MORATORIUM ON THE ACCEPTANCE OF PERMITS FOR THE REPLATTING OR SUBDIVISIONS OF LOTS IN THE IN LAND LOTS 116, 117, 118, 138 AND 139 OF THE 17<sup>TH</sup> DISTRICT, FULTON COUNTY, AND FOR OTHER PURPOSES.**

**WHEREAS**, there are numerous parcels within Council District 8, Land Lots 116, 117, 118, 138 and 139 of the 17<sup>th</sup> District, Fulton County Georgia on or near Northside Drive, East Conway Drive, Jett Road, Powers Ferry Road/Putnam Drive and Blackland Road, (the “Chastain Park Neighborhood”) that are zoned R-3, a classification with minimum lot sizes of 18,000 square feet; and

**WHEREAS**, the platting pattern and lot size of many of these parcels more closely resemble that of the R-2 or R-2A zoning classification which requires larger lot sizes, such that subdivision into two new R-3 lots is possible; and

**WHEREAS**, there is an increasing demand for new housing construction and development in the City of Atlanta; and

**WHEREAS**, the residents of the Chastain Park neighborhoods have expressed concern over the effects of the subdivision of existing large R-3 lots into smaller lots permitted by the R-3 zoning classification; and

**WHEREAS**, a survey and inventory of the parcels in the Chastain Park Neighborhood is necessary to explore the feasibility of rezoning of that part of the Chastain Park Neighborhood which is now zoned R-3 to R-2A; and

**WHEREAS**, it is in the best interest of the health safety and welfare of the citizens of the City of Atlanta that all reasonable efforts be made to encourage and support the preservation and development of single family neighborhoods; and

**WHEREAS**, it is consistent with the goals of the Comprehensive Development Plan that those be developed in a manner consistent with platting, which prevails in the Chastain Park neighborhood until such time as the survey and inventory is completed.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA** as follows:

**SECTION 1:** For a period of 180 days from the date of this ordinance or until all or part of the area specified in the attached map is rezoned from R-3 to R-2A, whichever is first to occur, the Commissioner of the Department of Planning and Neighborhood Development is hereby authorized, ordered and directed to refuse to accept applications

for the replatting or subdivision of all R-3 lots in the Chastain Park neighborhood in District 8 as specified in the attached map.

**SECTION 2:** The moratorium imposed by this ordinance specifically includes any R-3 parcels, which were, after the effective date of this moratorium, made vacant by the demolition of any structures.

**SECTION 3:** If the area to be rezoned is amended during the process of rezoning, the attached map shall control the moratorium area.

**SECTION 4:** This moratorium shall become effective immediately upon signing by the Mayor or as otherwise provided by the City Charter.